

INVESTIGATING THE TITLE

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extension of time should be obtained from the vendor's solicitor and noted on the abstract. It is usual to grant an extension but sometimes it is agreed to answer as a matter of courtesy as if the requisite items had been delivered in time.

III. SEARCHES

Apart from perusing the title-deeds, and making requisitions on the title, the purchaser's solicitor must also make various searches in public registers as to any incumbrances on the property.

The principal of these are Land Charges and Local Land Charges.

As previously stated, the purchaser is only bound by such restrictive covenants and other incumbrances on the title arising before 1926 if he has notice of them. All such charges arising since 1925 have to be registered by the person imposing them and it is therefore the duty of a purchaser's solicitor to search for them.

Under the Land Charges Act, 1925, the following matters affecting land are registrable at the Land Charges Registry, Lincoln's Inn Fields, W.C.—

Pending Actions (that is, actions or proceedings in Court relating to land—including a bankruptcy petition).

Writs or Orders affecting land (such

as a Re-
ceiving Order in Bankruptcy, a Writ
of Fi. Fa.
or Elegit, an Order for Sale or
Foreclosure, and
an Order under the Lunacy Act).

Deeds of Arrangement made by a
debtor for
the benefit of his creditors.

Land Charges.

Rents or annuities charged on
land.